

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address OAK TREE LAW JULIE J. VILLALOBOS, ESQ., SBN263382 10900 183rd Street, Suite 270 Cerritos CA 90703 Tel: (562) 741-3938 Fax: (888) 408-2210 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: COZETTE HANICH	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: COZETTE HANICH Debtor(s).	CASE NO.: 8:17-bk-10097-ES CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/11/2017	Time: 10:30 am
Location: 411 W. Fourth St., Santa Ana CA 92701, Courtroom 5A, 5th Floor	

Type of Sale: ☐ Public ☒ Private

Last date to file objections: 05/27/2017

Description of property to be sold:

Improved real property at 1000 West MacArthur Blvd., Apt. 65, Santa Ana CA 92707

(The legal description is attached hereto as Exhibit "A" and incorporated herein by this reference. It is believed to be accurate but may be corrected or updated by the title company in the transfer documents as necessary to complete the proposed sale transaction)

Terms and conditions of sale:

All cash

Proposed sale price: \$ 247,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

The initial overbid must be at least \$5,000.00 in excess of the sales price with subsequent overbids in increasing \$2,000.00 increments

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

411 West Fourth Street, Santa Ana CA 92701, Courtroom 5A, fifth floor, May 11, 2017, 10:30 a.m.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

JULIE J. VILLALOBOS, ESQ.
OAK TREE LAW
10900183rd Street, Suite 270
Cerritos CA 90703
Tel: (562) 741-3938

Date: 04/20/2017

Exhibit "A"

Home Facts by Data Source

	ALL SOURCES COMBINED	COUNTY RECORDS VISIT COUNTY WEBSITE
Beds:	1	1
Baths:	1.0	1.0
Sqft:	587	587
Lot Size:	--	--
Type:	Condo	Condo
Year Built:	1969	1969
Parking:	Carport	--
MLS #:	PW17037291	--
County Name:	Orange	Orange
Legal Description:	--	TR 10643 LOT 1 UNIT 65 OF PROJECT LOCATED ON AP 410- 301-28 TOGETHER WITH AN UND 1/148 INT IN LOT 1
Parcel #:	93738065	93738065
Pool:	Yes	--
Roof Type:	Tile	--
Room Count:	--	3
School District:	Santa Ana Unified	--
Stories:	0.0	--

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10900 183rd Street, Suite 270, Cerritos CA 90703

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 04/20/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 04/21/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

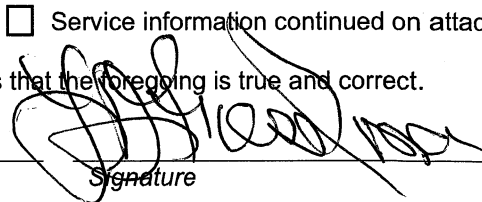
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

4/21/17
Date

LARRY FIESELMAN
Printed Name


Signature

1 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**

- 2
- 3 • Michael J Hauser michael.hauser@usdoj.gov
- 4 • William F McDonald Caecf@tblaw.com, wfm@tblaw.com;snchampney@tblaw.com
- 5 • Cassandra J Richey cmartin@pralc.com, ecfcca@ecf.courtdrive.com
- 6 • United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- 7 • Julie J Villalobos julie@oaktreelaw.com, oakecfmail@gmail.com

8 **2. SERVED BY UNITED STATES MAIL**

9 United States Bankruptcy Court
10 Ronald Reagan Federal Bldg & Crthse
11 411 West Fourth Street, Suite 5040
12 Santa Ana, CA 92701

13 Cozette Hanich
14 Address: 12842 Adams St Garden Grove, CA 92845

15 Bank Of America
16 Nc4-105-03-14
17 Po Box 26012
18 Greensboro, NC 27410

19 Capital One
20 PO BOX 5253
21 Carol Stream, IL 60197

22 Citimortgage Inc
23 Attn: Bankruptcy
24 Po Box 6423
25 Sioux Falls, SD 57117

26 Kohls/capone
27 N56 W 17000 Ridgewood Dr
28 Menomonee Falls, WI 53051

MACARTHUR VILLAGE HOA
27261 LAS RAMBLAS SUITE 100
Mission Viejo, CA 92691

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

Nordstrom
PO BOX 79137
Phoenix, AZ 85062

Synco/Phillips 66
Attn: Bankruptcy
Po Box 965064
Orlando, FL 32896